

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COMMUNITY ROOM OF THE SHERMAN POLICE DEPARTMENT
2600 W. TRAVIS STREET
SHERMAN, TEXAS
MONDAY, JULY 21, 2025
5:00 PM**

- A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER HENRY MARROQUIN**

Citizen Comments

B.1. CITIZEN COMMENTS

During this meeting, the City Council welcomes public comment only on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours, or with the Mayor or any Council member by contacting them at times other than at City Council meetings.

Consent Agenda

C.1. CONSENT AGENDA

Asterisked (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

Public Hearing

D.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6847

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 1.15 acres being in the Rueben Hendrix Survey, Abstract No. 504, City Of Sherman, Grayson County, Texas, Located at 2424 Texoma Parkway, Heretofore C-2 (General Commercial) District Rezoning And Placing The Tract In The C-1 (Retail Business) District Zoning Classification, PHT Hospitality LLC, Pratapbhai R Patel (Owner) and S. Ephraim Osabutey Surveying (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6848

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow a Hotel or Motel in a C-1 (General Commercial) District, Located At 2424 Texoma Parkway, Consisting of 1.15 acres being in the Rueben Hendrix Survey, Abstract No. 504, City Of Sherman, Grayson County, Texas PHT Hospitality LLC, Pratapbhai R Patel (Owner) and S. Ephraim Osabutey Surveying (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6849

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To allow automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District, Located at 4505 and 4511 Texoma Parkway, Consisting of 2.621 acres being Lot 1, Block 1 of Texoma Center Addition, City Of Sherman, Grayson County, Texas Kurt Himmelreich (Owner), Daniel Hinson

(Representative) and Copley Land Surveying (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6850

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.08 acres being a portion of Lots 16 and 17, Block 14 of Chaffin's Addition, City Of Sherman, Grayson County, Texas, Located at 814 East Mulberry Street, Heretofore M-2 (Heavy Manufacturing) District; Rezoning And Placing The Tract In The R-4 (Patio Home Residential) District Zoning Classification, Gutierrez Ramirez (Owner) and Burns Surveying (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6851

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.703 acres being a Replat of Hilltop Estates, part of Block 6 John Hendrix Survey, Abstract No. 503, City Of Sherman, Grayson County, Texas, Located at 4809 Marshall Street, Heretofore R-6 (Single-Family Residential) District; Rezoning And Placing The Tract In The M-1 (Light Manufacturing) District Zoning Classification, Dkota Investments, Inc.(Owner) and Preston Trail Land Surveying (Surveyor) Providing for a Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6852

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 2.00 acres being a part of the Robert Thompson Survey, Abstract No. 1200, City Of Sherman, Grayson County, Texas, Located at 2717 South First Street, Heretofore R-6 (Single-Family Residential) District; Rezoning And Placing The Tract In The R-12 (Single Family Residential) District. Zoning Classification, Liliana Garcia (Owner), Darius Stephenson and Liliana Morales (Representative) and Underwood Drafting & Surveying (Surveyor) Providing for a Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.7. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6853

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.163 acres being Lot 5, Block 19, Supplemental Plat of Block 19, South Sherman, City Of Sherman, Grayson County, Texas, Located at 1818 South Montgomery Street, Heretofore C-1 (Retail Business) District; Rezoning And Placing The Tract In An R-5 (Single Family Residential) District Zoning Classification, Claudia Ledezma (Owner), Javiar Veleta Ledezma (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.8. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6854

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.24 acres being Lot 5R, Block 3, Rivera & Cintron Addition, City Of Sherman, Grayson County, Texas, Located at 708 South Montgomery Street, Heretofore MF-30 (Multi Family Residential) District; Rezoning And Placing The Tract In The R-2F (Duplex Residential) District. Zoning Classification, Alpha Rock Holdings, LLC (Owner), Adeyinka Filani (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Close Public Hearing and Consider Adoption of Ordinances

E.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinance No. 6847, 6848, 6849, 6850, 6851, 6852, 6853 & 6854.

Resolutions

F.1. RESOLUTION NO. 7547

Authorizing Execution of a Professional Services Agreement with Cross Engineering Consultants, Inc. for the Crockett Street Lift Station Abandonment

F.2. * RESOLUTION NO. 7548

Authorizing the Execution of an Encroachment Agreement with Audioengine for the Encroachment of an Existing Building within the Existing Lamar Street Right of Way and an Existing Loading Dock within the Existing Branch Street Right of Way.

F.3. * RESOLUTION NO. 7549

Awarding a Bid to and Authorizing Execution of a Contract with Ferguson Waterworks, LLC for the Annual Supply of Water and Sewer Maintenance Parts and Supplies

OTHER BUSINESS

G.1. OTHER BUSINESS

Consider Scheduling a Joint Meeting of the City Council and the Sherman Economic Development Corporation Board of Directors for 12:00p.m. on Tuesday, September 16, 2025, to Review and Approve SEDCO's Annual Budget and Work Plan

G.2. * OTHER BUSINESS

Receive Quarterly Progress Report from Sherman Economic Development Corporation President Kent Sharp

Payment Authorization

H.1. *PAYMENT AUTHORIZATION

Texas Department of Transportation Airport Project Participation Agreement

COUNCIL COMMENTS

EXECUTIVE SESSION

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may hold an Executive Session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

J.1. TEX. GOV'T CODE § 551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

J.2. TEX. GOV.'T CODE § 551.072

Deliberating the purchase, exchange, lease or value of real property if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

J.3. TEX. GOV'T CODE § 551.073

Deliberating a negotiated contract for a prospective gift or donation to the City if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

J.4. TEX. GOV'T CODE § 551.074

Deliberating the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing

J.5. TEX. GOV'T CODE § 551.076

Deliberating the deployment, or specific occasions for implementation, of security personnel or devices or a security audit.

J.6. TEX. GOV'T CODE § 551.087

Discussing or deliberating commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay or expand in or near the City and with which the City is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect.

a) Receive Update on Economic Development Prospects

J.7. TEX. GOV'T CODE § 551.089

Deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementation of security personnel, critical infrastructure or security devices.

The Council reconvenes into General Session

Adjournment

COUNCIL CALENDAR

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Regular Meeting of the City Council of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at City Hall (220 W. Mulberry) of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on Friday, July 18, 2025 at 4:59pm, and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 18th day of July 2025. City of Sherman, Texas



City Clerk Administrative Coordinator

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the City Council.

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the City Council, non-agenda items under the headings of “Citizens Requests”, “Media Questions”, and “Council Concerns” may be presented to the Council for informational purposes; however, by law, the Council shall not discuss, deliberate, or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session items on this agenda

PERSONS WITH DISABILITIES, WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED ASSISTANCE, ARE REQUESTED TO CONTACT THE CITY CLERK’S OFFICE AT (903) 892-7206, TWO (2) WORKING DAYS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Mayor

Shawn C.
Teamann

Deputy Mayor

Juston Dobbs

Council Members

Henry Marroquin, Council-At-Large, PL #1
Juston Dobbs, Council-At-Large, PL #2
Clay Barnett, Council – District #1

Josh Stevenson, Council – District #2
Pamela L. Howeth, Council – District #3
Daron Holland, Council – District #4